

**Request for Developer Qualifications
80 Hastings Street
Redevelopment of 37,000 sf Commercial-Industrial Property
Responses Due Tuesday, June 7, 2016 by 2PM
Offered by
City of Bridgeport, Connecticut
Office of Planning & Economic Development**



Request for Qualifications
Purchase, Clean-Up, Development of Industrial Property
80 Hastings Street
Offered by
City of Bridgeport, CT

Introduction

80 Hastings Street is a 1.25 acre parcel, improved by a former manufacturing building of approximately 37,000 square feet. The property is being offered for sale and development by the City of Bridgeport through a Request for Qualifications (RFQ) process. The City's Office of Planning and Economic Development (OPED) seeks a qualified developer to purchase, clean-up, and redevelop the property for commercial or light industrial use.

Effective Purchase Price of \$50K with City Match of \$150K

\$10,000 in Developer Cash Upon Execution of Development Agreement

\$40,000 in Developer Commitment to Funding Initial Clean-Up Work Pre-Closing

City Match of \$150K toward Developer's Pre-Closing Initial Clean-Up Work

The City seeks a developer with the capacity and financial ability to secure and clean-up the property in short order. The City will require the selected Developer to make a non-refundable deposit of \$10,000 upon its execution of a Development Agreement with the City. The Development Agreement shall give the Developer access to the property and an exclusive right to close on the property. It shall also establish the Developer's pre-closing obligation to conduct initial clean-up activities. These initial clean-up activities shall require a Developer investment of \$40,000 to be matched by a concurrent City investment of \$150,000, made possible by a grant to the City from the US EPA. (The reason that these initial clean-up activities must be done pre-closing is that the US EPA, in addition to requiring the \$40,000 private match, requires that the City still hold title to the property while the grant funds are being expended). The Development Agreement shall establish the Developer's right to close as soon as the initial clean-up work is done. Finally, the Development Agreement will also include terms regarding final building completion, final use, and enforcement mortgage. The Development Agreement or a memorandum of its principal terms will be filed on the land records.

Location & Access

The property has good access to major thoroughfares. It is located nine blocks east of the Exit 5 interchange off the Route 8/25 Connector, one-block north of Boston Avenue (U.S. Route 1), and approximately 9 blocks north of the Exit 29 interchange off I-95. The property is proximate to such major services and amenities as: the restaurants and

shops of the Boston Avenue Retail Corridor, Connecticut's Beardsley Park Zoo and Botanical Gardens, the Wonderland of Ice Skating Complex, and the Bridgeport Hospital.

Immediate Neighborhood

The L-shaped property spans the mid-section of a small city block bounded by Hastings Street to the west, Rockland Street to the south, Asylum Street to the east, and Cogswell Street to the north. This mixed block contains 4-5 single-family and two-family homes along Hastings Street and approximately 13 commercial/industrial buildings on the balance of the block. The neighborhood to the immediate west and south of the site is residential in character. Across Asylum Street to the immediate east of the site, there is considerable greenery and open space in the form of a park and a cemetery. One block north of the site is the U.S. headquarters for Unger Enterprises, a multimillion dollar manufacturer and distributor of cleaning tools and supplies. One block further north of the site is the southern boundary of the Lake Success Business Park, a 450-acre planned commercial development, featuring flexible office and light industrial space in a campus setting.

Property Description

The property consists of one L-shaped tax parcel, approximately 1.25 acres in size. The overall site is generally level. The property offers a one-story 37,000 sf commercial/industrial building (built in 1972), an adjacent two-story residential style structure, off-street paved surface parking for approximately 13 vehicles, and five loading docks. A portion of the main commercial building is fire-damaged, and a section of the roof has collapsed. There is abandoned metal equipment and scrap material inside one portion of the building. The floor of the building contains troughs used in former industrial processes. There are voids in some areas of the surface parking lot. There is a chain link fence along certain portions of the property line, and a chained swing gate at the property entrance along Hastings Street.

Zoning

The zoning for the property is Light Industrial (I-LI), a designation, which per the City's Zoning regulations, is designed to "promote a concentration of industrial uses having minimal off-site impacts."

Environmental Investigations

The City has five Environmental Reports relevant to the property. They are accessible via the links below. They are presented on an informational basis only *without representation or warranty of any kind*, as follows:

*Phase I Environmental Site Assessment Report (“ESA”)
80 Hastings Street – Metcalf & Eddy/AECOM – July 2008*

[http://www.bridgeportct.gov/filestorage/89019/89751/94961/Phase_I_ESA_80_Hastings - July 2008.pdf](http://www.bridgeportct.gov/filestorage/89019/89751/94961/Phase_I_ESA_80_Hastings_-_July_2008.pdf)

Limited Phase II ESA - 80 Hastings Street – Metcalf & Eddy/AECOM – October 2008

[http://www.bridgeportct.gov/filestorage/89019/89751/94961/Limited_Phase_II_ESA_80 Hastings Street -October 2008.pdf](http://www.bridgeportct.gov/filestorage/89019/89751/94961/Limited_Phase_II_ESA_80_Hastings_Street_-_October_2008.pdf)

Phase III ESA – 80 Hastings Street - AECOM Environment – January 2009

[http://www.bridgeportct.gov/filestorage/89019/89751/94961/Phase_III_ESA_80 Hastings Street - January 2009.pdf](http://www.bridgeportct.gov/filestorage/89019/89751/94961/Phase_III_ESA_80_Hastings_Street_-_January_2009.pdf)

*Conceptual Remediation Action Plan and Draft Remediation Cost Estimate
Memorandum of June 1, 2009 – AECOM USA, Mike Doherty to City of Bridgeport
80 Hastings Street*

[http://www.bridgeportct.gov/filestorage/89019/89751/94961/Conceptual Remediation Action Plan %26 Draft Remediation Cost Estimates for 80 Hastings Street -- June 2009.pdf](http://www.bridgeportct.gov/filestorage/89019/89751/94961/Conceptual_Remediation_Action_Plan_%26_Draft_Remediation_Cost_Estimates_for_80_Hastings_Street_-_June_2009.pdf)

*Analysis of Brownfields Clean-Up Alternatives (ABCA) - 80 Hastings Street Site
AECOM – March 2016*

[http://www.bridgeportct.gov/filestorage/89019/89751/94961/Analysis of Brownfields Clean Up Alternatives - March 2016.pdf](http://www.bridgeportct.gov/filestorage/89019/89751/94961/Analysis_of_Brownfields_Clean_Up_Alternatives_-_March_2016.pdf)

By submitting a proposal in response to this RFQ, each respondent shall be deemed to have acknowledged that it has been informed that the City makes no representations or warranties, that the respondent is responsible for conducting its own due diligence concerning the property, that it is acting upon its own free will upon the basis of its ability to conduct its own diligence and assessment, and waives any and all rights and claims that it might have against the City for the physical or environmental condition of the property.

Developer's Acceptance of Transfer Act Responsibilities

The property is subject to the Connecticut Property Transfer Act (Transfer Act), Connecticut General Statutes Section 22a-134 et. Seq. The selected developer of the property will be required to comply with the Transfer Act as the responsible, certifying party, certify compliance with the Transfer Act to the Connecticut Department of Environmental Protection (DEP), implement any required Remedial Action Plan, and indemnify, hold harmless and defend the City of Bridgeport from and against any and all loss, claim, liability or expense associated with the environmental condition of the property, compliance with the Transfer Act or enforcement actions brought by the DEP, the United States Environmental Protection Agency, or any other governmental agency having jurisdiction, and the costs of remediation.

Compliance with City's Minority Business Ordinance

This Ordinance, effective July 19, 2007, establishes for the City the goal of awarding at least 30% of the dollar value of construction activities on economic development projects to the benefit of certified minority-owned and women-owned businesses, with at least 6% of the amount awarded for construction activities being awarded to certified African-American owned businesses. By responding to this RFP, each respondent hereby commits to achieving these goals in their redevelopment project and are deemed to have made a commitment to do so. The City's Small and Minority Business Resource Office is available to answer any questions regarding the Ordinance, to help with certifying businesses, and to help respondents develop their plan to meet the goals of the Ordinance.

Touring the Site

Potential respondents may arrange for tours of the site by contacting Max Perez at 203-727-2707 (cell), 203-576-3976 (office), or via e-mail at max.perez@bridgeportct.gov

Proposals Due 2PM, Tuesday, June 7, 2016

Respondents must submit a single hard copy of their response by 2PM, Tuesday, June 7, 2016 to the City of Bridgeport's Office of Planning and Economic Development, located at the Margaret E. Morton Government Center at 999 Broad Street, 2nd floor, Bridgeport, CT, 06604.

Submissions must contain the following information:

A. Formal letter of interest on letterhead of principal developer, if a single entity, or the principal entity of the respondent, where the respondent is a team, addressed to:

Mr. Max Perez
Office of Planning and Economic Development
City of Bridgeport
999 Broad Street, 2nd Floor
Bridgeport, CT 06604

B. Identification of the Respondent/Business w/ Contact Information

The respondent should provide a description and general history of the individual, firm, or entity that is anticipated to become the owner of record in projects of this type, and/or the entity that will have primary responsibility for implementing the development project. The respondent's specific experience in implementing and completing the type of project proposed, and its role in the projects described, should be highlighted.

C. Timeline for Redevelopment

The respondent should provide a proposed timeline for clean-up and redevelopment.

D. Cost Estimate -- Sources of funds

Developer should provide an estimate of the cost of redevelopment and specify the funding sources that the Developer shall use to complete the project.

E. Litigation

The respondent (firms and principals) must identify and describe any current, pending or threatened litigation against them related to their business or real estate dealings. The respondent must attest to having no litigation pending or contemplated against the City of Bridgeport. Respondents will be required to complete an Ownership Disclosure and No-Conflicts Form.

F. Disclosure of Obligations to the City of Bridgeport

By submitting a proposal in response to this RFQ, the respondent represents that it has no outstanding or overdue tax, lien, fine obligations or other financial obligations to the City of Bridgeport. If such is not the case, the respondent must disclose the nature of such obligations and may be disqualified as a result in the City's sole discretion.

Proposal Evaluation Criteria

The City shall evaluate the Developer's ability to meet the following threshold considerations:

- 1)The \$10,000 Minimum Purchase Price Requirement*
- 2)The \$40,000 Pre-Closing Clean Up Requirement*
- 3)The obligation to close in 120 days*

Beyond these three threshold considerations, the City shall also evaluate:

- 4)Developer's track-record of having completed similar projects*
- 5)Developer's readiness to proceed, with adequate funding*
- 6)Developer's capacity to work continuously and complete project in a timely manner*
- 7)Developer's capacity to own and manage property*

The City may request supplemental information, including business and personal financial statements from any of, all of, or none of the respondents. Financial statements, proposals and other business confidential information may not be subject to disclosure under the Connecticut Freedom of Information law, Section 1-210(b)(5)(A) of the Connecticut General Statutes (FOIA), if such information constitutes "trade secrets" as defined therein. If a respondent desires certain information to be protected from disclosure under FOIA as a trade secret, he should clearly identify such information, place such information in a separate envelope appropriately marked, and submit such information with his response. Such information shall be retained by the City in confidence, shall only be viewed by City employees and consultants having a "need to know", and shall be returned to all unsuccessful respondents, or will be destroyed. If such information is sought to be disclosed, the City will afford notice to the party or parties whose information is being sought so that each has an opportunity to dispute disclosure in a court of law at such party's sole cost and expense. The City shall protect information from disclosure or refuse to disclose such information unless it (i) is already known; (ii) is in the public domain through no wrongful act of the City; (iii) is received by the City from a third party who was free to disclose it; (iv) is properly disclosable under FOIA; or (v) is required to be disclosed by a court of law.

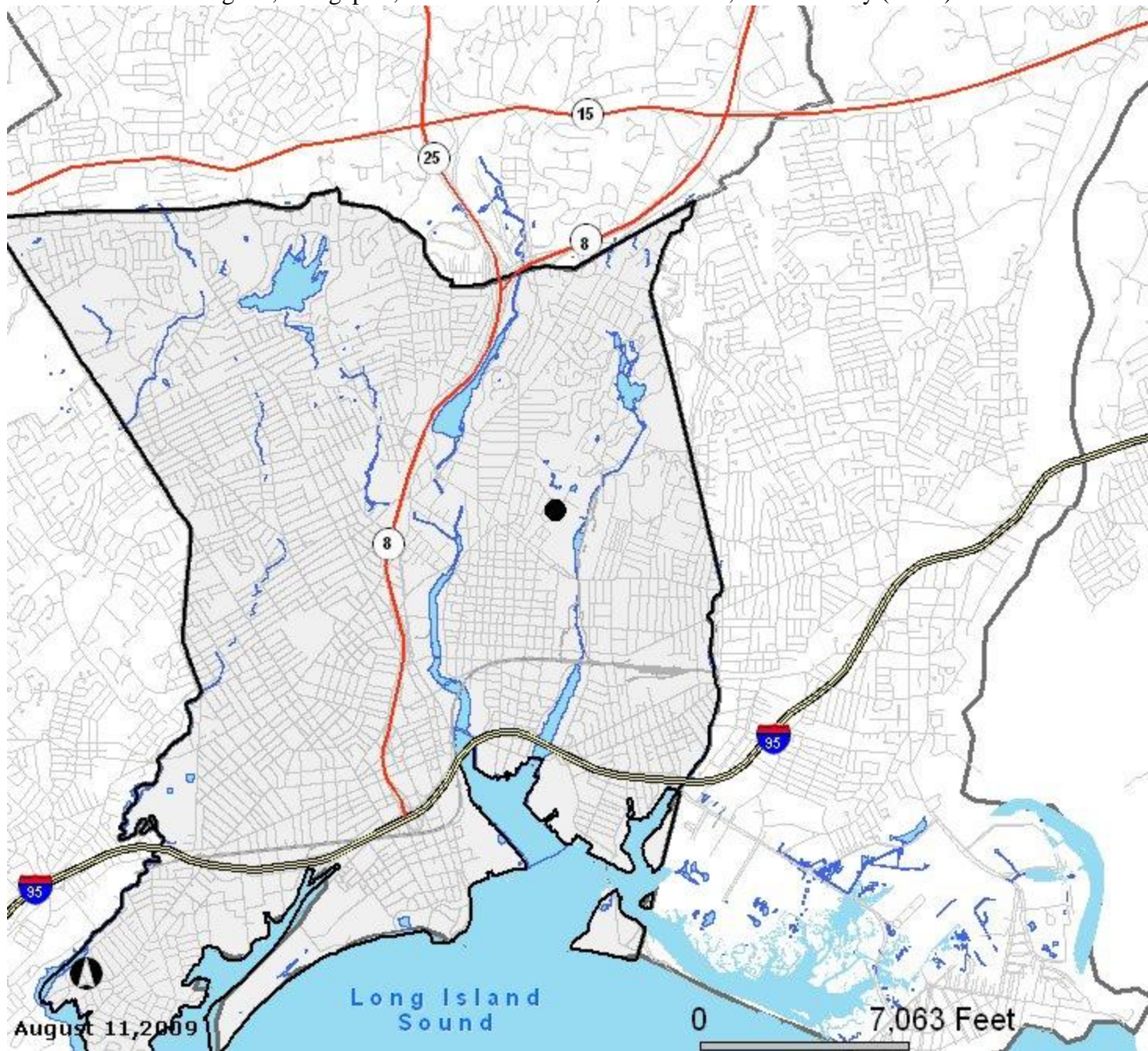
City's Right to Reject All Proposals

The City may deem a submission non-responsive if it fails to comply with specific requirements of this RFQ. The City reserves the right to reject any and all responses in its sole discretion, and to decline to award, or withdraw the RFQ for this property and re-offer it in the future.

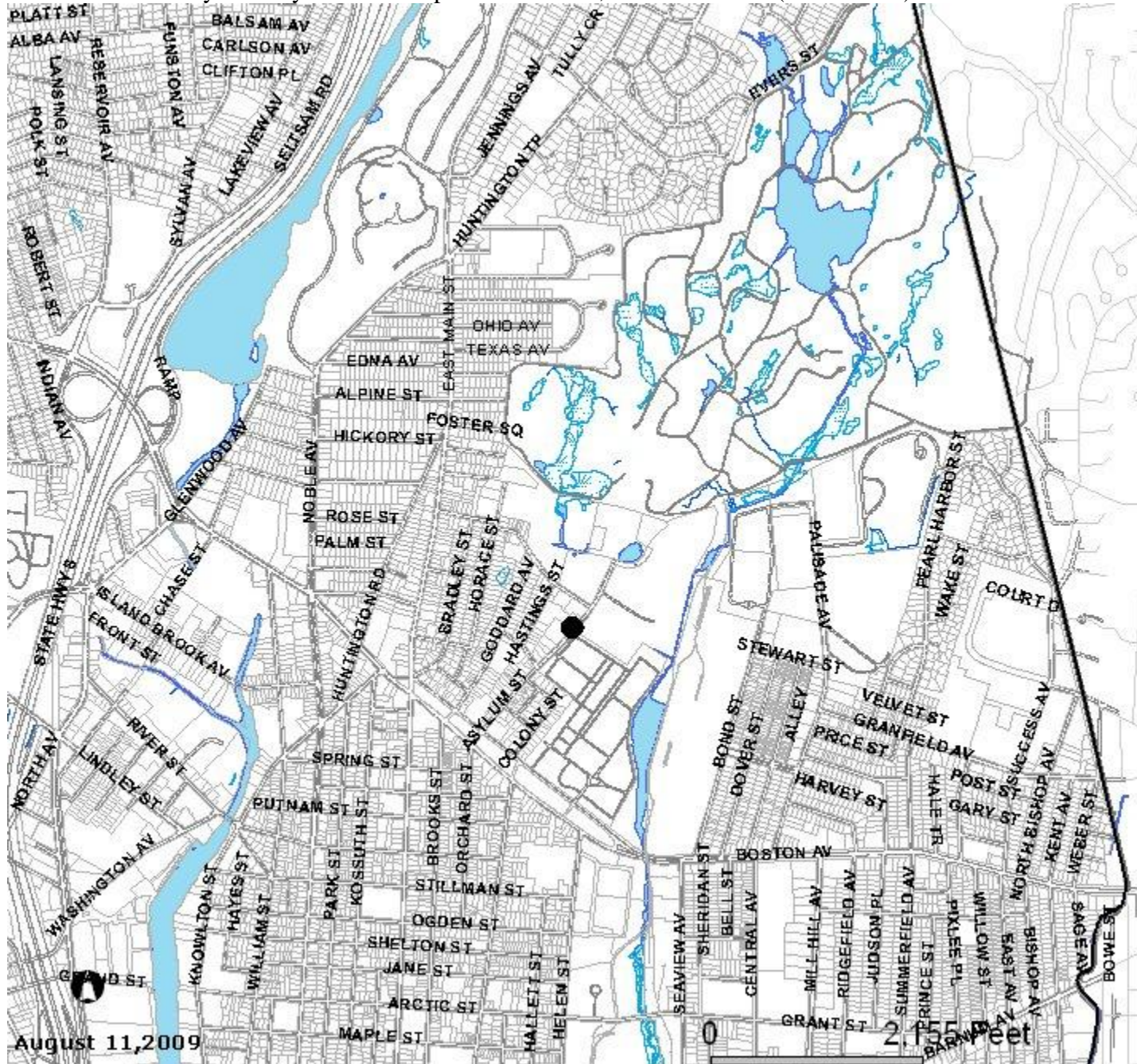
Questions and Contact Information

Questions should be addressed via e-mail to max.perez@bridgeportct.gov. All questions and answers will be distributed via e-mail to each potential respondent that provides e-mail contact information to OPED. In order to receive such information, each potential respondent has an affirmative obligation to provide OPED with its full contact information via e-mail at the above-indicated e-mail address. Picking up the RFQ on the web, either via the City's web-site or via BidSync, will **not** ensure that a potential respondent's contact information has been received by OPED.

Site -- 80 Hastings St, Bridgeport, Convenient to I-95, Routes 8/25, Merritt Pkwy (Rt 15)



Site Location w. City Streets (450-acre Lake Success Business Park northeast of site)
 Note Proximity to Entry & Exit Ramps from Route 8, via Boston Ave (US Route 1)





Aerial View of 80 Hastings – Parcel in Red Outline
Park Space across Asylum Street



View from Hastings – Ground Level Loading Area, Former Entry to Progressive Plating



From Hastings St – Entry with 4 elevated loading docks & residential structure



View from Hastings Street – 3 of the four elevated loading docks



View from Hastings of Residential Structure (Part of the Property)



View from Asylum Street (Rear of Building)